



SMYTH PROPERTIES

Thank you for your interest in the property located at 784 Elmira St. Before submitting your offer, please review the following offer guidelines. The preliminary title report, plotted easements, NHD, and 9A report will be provided with counteroffers. Fireplaces are considered ornamental. Sellers shall not issue any credits or make any repairs for chimneys/ fireplaces.

Offer Submission Instructions

- All offers must be submitted through Glide via the following link:
<https://app.glide.com/pp/2yk6ALZ13bKLcgenZm9gOq?source=offer>
 - Do not submit through the MLS or your personal Glide account.
 - Please ensure that all information is complete and accurate, and that the Offer Summary Page includes all relevant terms.
 - In the "Other Terms" field, specify whether the buyer is requesting the seller to pay the buyer's broker commission, and indicate the commission percentage.
 - Once the offer is submitted, please text Drew Smyth at 323-762-5987 to confirm receipt.
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Cover Letter Requirements

Include a brief cover letter summarizing key terms and addressing the following:

- How long you have been working with the client
 - Whether all decision-makers have toured the property in person
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Required Terms and Inclusions

- Seller's names as listed: Nick Jagadish
 - Title to be Seller's Choice **Emi Tsuji - Fidelity National Title**
 - Natural Disaster Disclosure Report to be provided by **MyNHD**
 - Each party to pay their own escrow fees and costs
 - The following items are included in the sale: **stove/oven combo, refrigerator, washer, dryer, dishwasher**. Any items checked in Section 3P(1) of the RPA but not listed above shall be excluded from the sale
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Financing and Cash Offers

For Offers with Financing:

- Include a loan pre-approval letter and proof of funds covering at least the down payment and all closing costs



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- The pre-approval must reflect the purchase price and be valid for at least three months from the offer date.
- Include the lender's contact information in your cover letter and **cc the lender** on your submission email

For All-Cash Offers:

- Include **proof of funds** or a **letter from the buyer's CPA** verifying sufficient funds to cover the full purchase price and all associated costs

Important Note

The seller will not review or accept any personal letters from buyers. Please do not include them in your submission package.

For any questions, please contact:

Drew Smyth

Phone: 323-762-5987

Email: drew@smyth-properties.com

Thank you again for your interest.

Best Regards,

Drew Smyth